



*Spectacular Setting and Home!!*

Gold medal Tommie Award winning post & beam dream home set on 2.84 acres with spectacular views of Okanagan Lake!

Approximately 300 ft. lake frontage, dock, award winning negative edge salt water pool that is beyond compare.

Over 4300 sq. ft. of open living space, triple car garage with lots of parking for your toys. NEW tram to lakeside.

*Proudly Presenting*

3130 Shayler Court



JANE HOFFMAN  
GROUP



### Features at a Glance

Lot Size: 2.84 acres, 300 ft. of water frontage  
Age: Built in 2005  
Finished Area: 4364 sq. ft.  
Main: 3626 sq. ft. approx.  
Above Main: 738 sq. ft. approx.  
Garage: 3 car garage  
Roof: Roof tile  
Sewer: Septic tank and field  
Water: Private Utility  
Heating: Heat pump, hot water  
Fireplaces: One  
Bedrooms: 3 bedrooms, possibility of 2 more above triple garage  
Bathrooms: 4 bathrooms, 3 full plus one 2-piece powder room

**Inclusions:** Refrigerator, built-in oven, dishwasher, dryer, washer, window coverings, built-in vacuum

### Room Sizes - Main Level:

Living Room: 34.10 x 20  
Dining Room: 12 x 16  
Kitchen: 17.8 x 20.6  
Family Room: 23 x 16  
Bedroom: 15.3 x 12.5  
Bedroom: 13.9 x 15.3  
Den/Office: 17 x 14  
Laundry: 16 x 9  
Foyer: 20 x 11.2

### Room Sizes - Upper Level:

Master Bedroom: 41 x 18  
Ensuite: 5-piece ensuite  
Second laundry in the master bedroom, walk-in closet

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

















# Detailed Information

## Exceptional Features

- Winner of 3 Tommie Awards
- Elevated position off the lake offers incredible mile long views of Okanagan Lake
- Extraordinary custom built log and timber beam construction, superior quality
- Nicola Log works was instrumental in the construction process, their passion is log post and beam structures because it offers flexibility in design
- Extensive use of glass take full advantage of the setting and the stunning panoramic views of the lake, valley and mountains
- The perfect Okanagan Valley retreat, nestled on a treed waterfront acreage with pebbled beach
- Over 2.8 acres with approximately 300 feet of shoreline
- Gleaming fir floors throughout the main accent the open floor plan and stunning views
- Outstanding Infinity edge salt water pool produces the visual effect of water extending into Okanagan Lake
- Log beams were helicopter logged from Boston Bar
- Cat six wiring throughout
- Lighting system provided by LiteTouch a company the prides itself on catering to the unique technical and aesthetic needs of each client
- Whole home water filtration system

## Entry

- Gated entry to prestigious lakefront community
- Paving stone drive way leads to triple garage
- Stone walk walkway to peaked and beamed covered front entrance
- Raised herb garden beds line the walkway
- Solid double wood doors with glass insert and transom windows above floor the foyer in natural light
- Easy care and clean tiled foyer with mosaic tile inlay at edges
- Foyer is open and defined by half pony wall which is finished in stone and extends to great room fireplace

## Great Room

- The great room showcases a vaulted ceiling that is accented by timber beams
- Floor to ceiling view windows capture the splendour of the lake and create a sunlit space
- Traditional 2 way wood fireplace extends to ceiling height and is exquisitely finished in stone

## Living/Media Room

- Separated by shared fireplace with great room
- Offering lake views and French door access to outdoor living space

## Kitchen

- Gourmet chefs kitchen with extensive use of granite slab counters and island
- Generous island provides useable counter space with adjoining raised granite set upon a timber beam
- This remarkable kitchen blends modern convenience with traditional feel
- Two toned cabinetry compliments and brings out the natural earth tones in granite counters
- Brushed stainless steel hardware, stainless appliances
- Spacious walk in pantry complete with shelving and second refrigerator
- Illuminated by skylight, inset pot lighting, pendant lighting over island and naturally lit by lake view windows

## Dining Room

- Dining room is positioned between the kitchen and great room in the open concept design

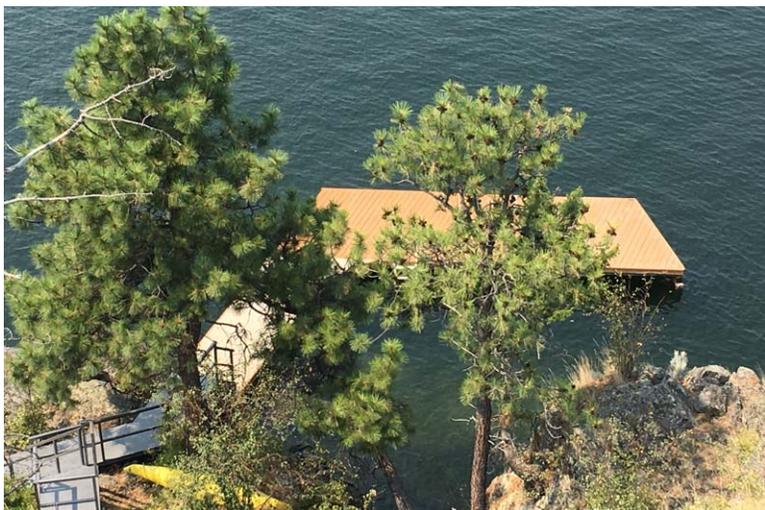
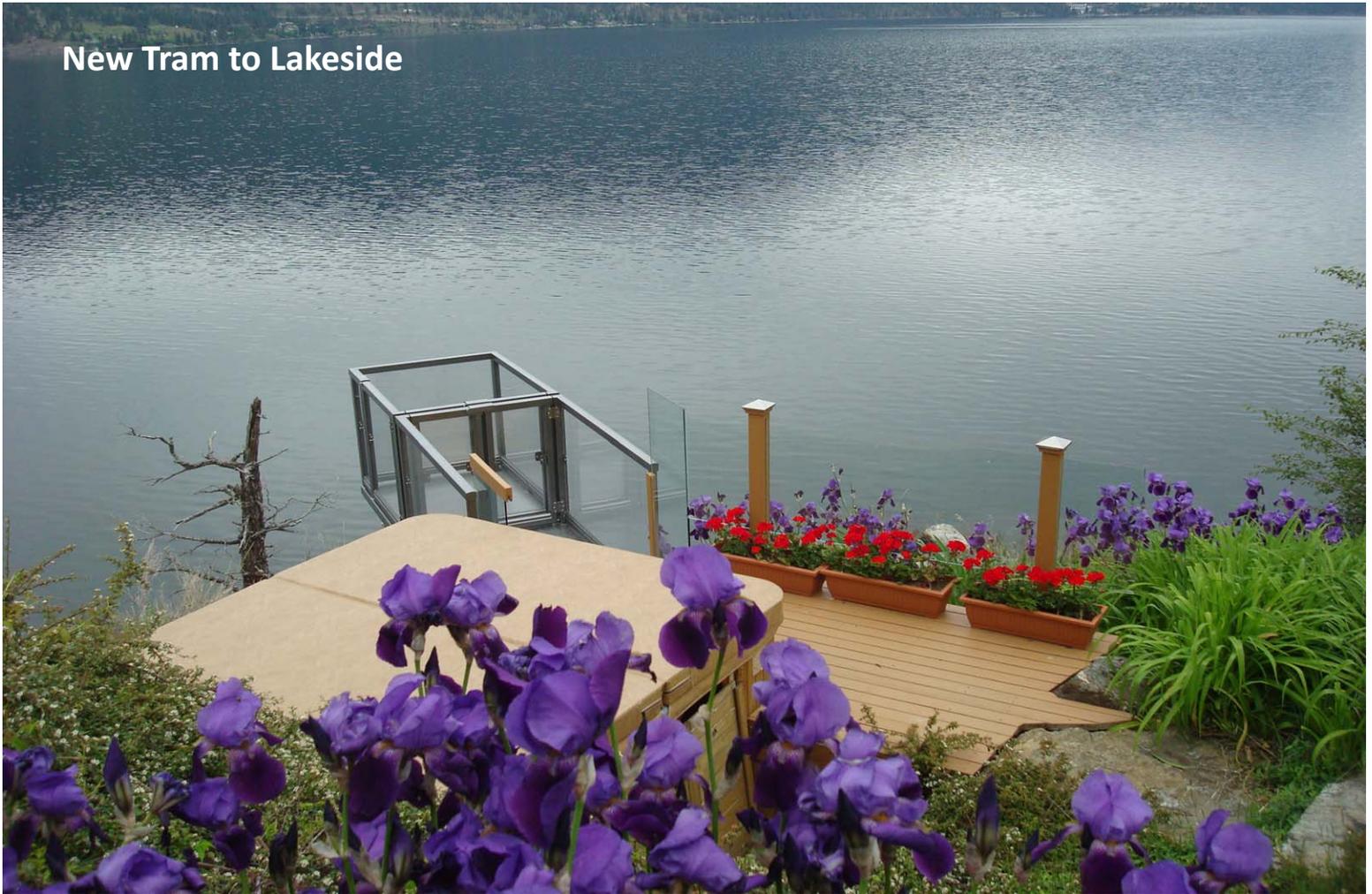
## Office

- Custom designed main floor office contains full built in cabinetry and desk, all with views of pool and lake

## Master Bedroom

- A wonderful sunlit master bedroom with stunning vistas of the lake and mountains
- Large walk in closet with built in organizers and laundry
- Lovely ensuite with seamless shower, soaker tub and his and hers sinks
- Bright, luxurious master bath features heated floors, jetted tub and seamless shower with two shower heads

# New Tram to Lakeside



Kristy Huber



Jane Hoffman

Telephone: 250-860-7500  
Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)  
Website: [janehoffman.com](http://janehoffman.com)



JANE HOFFMAN  
GROUP

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